

Master Homeowners Association for Green Valley Ranch

BOARD MEETING MINUTES

December 4, 2023

- I. **ESTABLISH A QUORUM** – A Board meeting of the Master Homeowners Association for Green Valley Ranch was held on December 4, 2023, virtually via Zoom. The meeting was called to order at 6:07 p.m. A quorum was established with the following Board Members in attendance: Alvina Ferguson, Secretary/Treasurer; David Brown, Director; Jon Psihoules, Director; Mary Simpson, Director; Rose Thomas, President; and Lee Hall, Sr., Director.
 - A. **Homeowners, Residents and Property Managers Present:** Luis, homeowner of 20725 38th Place, and Diane Montoya, homeowner of 20714 39th Ave.
 - B. **Others Present:** Micaela Duffy, GVR Metro District Manager; and Sabrina Foss-Stockwell, GVR Metro District Office Assistant.
- II. **DISTRICT DELEGATE REPORTS:** None
- III. **PUBLIC INFORMATION**
 - A. None
- IV. **DISCLOSE FINANCIAL CONFLICT OF INTEREST ON AGENDA:** None
- V. **BOARD MEETING MINUTES APPROVAL** – The Minutes from the October, 2023 Board meeting were reviewed. Ms. Ferguson made a motion to approve, seconded by Ms. Thomas, and the motion passed unanimously.
- VI. **FINANCIAL REVIEW**
 - A. **Financials** – The November financials were reviewed. In November, there were roughly \$8,895.74 in Board write-offs and approximately \$1,177.40 in Attorney write-offs, totaling approximately \$10,073.14. Ms. Thomas made a motion to approve as presented, seconded by Ms. Ferguson, and the motion passed unanimously.
- VII. **ASSOCIATION MANAGEMENT REPORT** – The HOA Management reports for November were presented. Management has had 14,209 homeowner contacts year-to-date, including 1,191 contacts with owners in November. In November, HOA Management received 63 ARC requests and sent 17 status letters. The calendars were reviewed for any updates.

VIII. PUBLIC COMMENT PERIOD

IX. ASSOCIATION BUSINESS

A. Ratification of votes by email: None

B. Officers of the Board were elected

a. President: David Brown

b. Vice President: John Psihoules

c. Treasurer: Alvina Ferguson

d. Member at Large: Rose Thomas

e. Member at Large: Mary Simpson

f. Member at Large: Lee Hall

C. Homeowner Requests: Reviewed in Executive Session

X. EXECUTIVE SESSION - The Board went into an executive session at 6:29 pm. The Board came out of executive session at 7:07 pm.

A. There was a motion by Ms. Thomas to approve the Homeowner Requests as amended. Ms. Ferguson seconded the motion. The motion passed unanimously.

XI. ADJOURNMENT – The meeting was adjourned at 7:11 p.m.